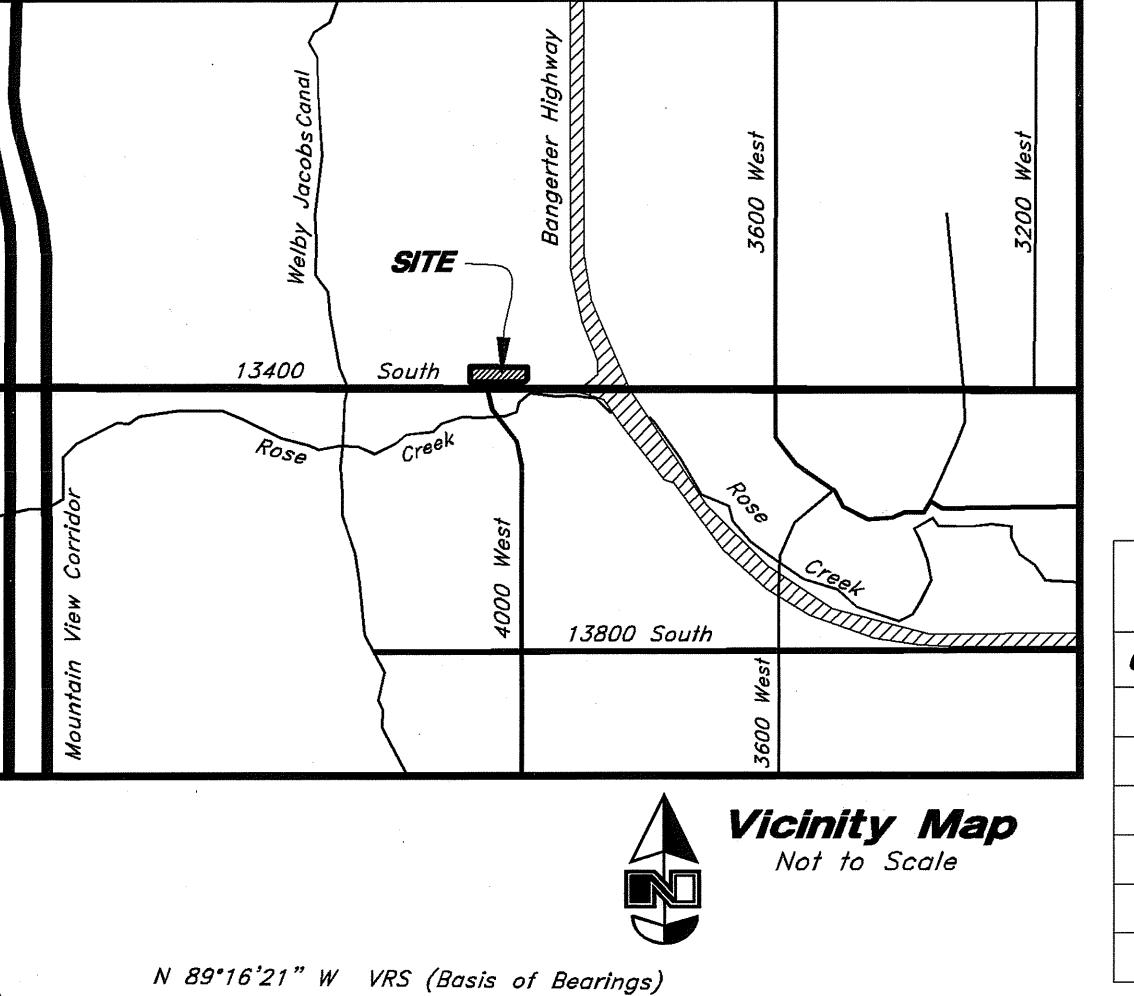


The Village at South Mountain West

A part of the Southeast Quarter of Section 31, Township 3 South,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
in Riverton City, Salt Lake County, Utah

May 2023



N 89°16'21" W VRS (Basis of Bearings)

Center of Section 31, T3S,
R1W, SLB&M, U.S. Survey
(found brass cap monument)

Riverton Self
Storage, LLC
27-31-400-019

Questar Gas
Company
27-31-400-021

Kemper
Gas
Transmission
27-31-400-015

South Quarter of Section 31,
T3S, R1W, SLB&M, U.S. Survey
(found brass cap monument)



Easement Approval

John Sanderson
Dominion Energy
6-6-23
Date

Erica
Comcast
6-6-23
Date

Paul Biering
Century Link
6-2-23
Date

Rocky Mountain Power
6-6-23
Date

Curve Table				
Curve	Delta	Radius	Length	Chord Data
C1	8°44'38"	310.00'	47.40'	N 85°10'47" W 47.35'
C2	8°44'54"	290.00'	44.28'	N 85°10'25" W 44.24'
C3	90°00'44"	25.00'	39.28'	S 45°26'46" W 35.36'
C4	90°00'00"	20.00'	31.42'	N 44°33'36" W 28.28'
C5	8°44'38"	310.00'	47.40'	S 85°10'47" E 47.35'
C6	8°44'38"	290.00'	44.34'	S 85°10'47" E 44.30'

Line Table		
Line #	Bearing	Length
L1	N 0°26'24" E	15.88'
L2	N 17°18'32" W	13.53'
L3	S 0°26'24" W	15.88'
L4	S 18°11'19" W	13.53'
L7	S 89°33'36" E	81.58'

Narrative

This Subdivision plot was requested by CCA Acquisitions, prerequisite to the development of this property.

This Subdivision retraces and honors a previous 2012 Survey by Hill & Argyle, Inc. which establishes the Existing Right-of-Way of 13400 South Street, and the 2019 Road Dedication Plat of Riverton City Western Commercial District.

A line between monuments found for the East Quarter and the Center of Section 31 was assigned the VRS bearing of North 89°16'21" West as the Basis of Bearings to place the Survey on the NAD 1983 Utah Central Zone State Plane Datum.

The 2012 Survey bearings were rotated 0°15'07" Clockwise to match State Plane Datum.



60' 0' 60' 120'

- These Lots are part of a master site plan with access from planned internal private roadways. Lots adjoining the Public Streets of 13400 South, 4130 West and Old Liberty Way (4050 West) are not vested or guaranteed access to said public streets and any proposed access onto a Public Street must meet Riverton City's Access Management Standards.
- Each Lot is subject to and the beneficiary of a shared private driveway along the North property line per CC&R's.
- Each Lot is subject to cross easements for cross access and shared parking for the benefit of the adjoining Lots per CC&R's.
- Lot Owners are responsible for maintaining the public park strips adjacent to their Lot.
- CC&R document recorded as Entry No. 14137248 and 14137249.

Suburban Land Reserve, Inc
27-31-476-002

- The CC&R's, including the easement therein, can be modified by mutual written consent of the affected parties without update to this plat document. Provided such updates are recorded in the Office of the Salt County Recorder.

Suburban Land Reserve, Inc
27-31-476-002

2655.82'

2636.95'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'

2623.73'